

051.A

0003

0016.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
754,900 / 754,900

754,900 / 754,900

754,900 / 754,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:	C16
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Owner 1: BROCKMAN ADAM/JENNIFER

Owner 2:

Owner 3:

Street 1: 86 SUMMER ST #C16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MICHELON RICHARD P -

Owner 2: MICHELON BRENDA M -

Street 1: 86 SUMMER ST #C16

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2587 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	No Land			0	0.	0.00	6065																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	754,900			754,900		230639
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18



Patriot
Properties Inc.

!14571!

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	04:24:29
LAST REV Date	Time
05/07/18	13:31:10
danam	
14571	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	741,300	0	.	.	741,300	741,300	Year End Roll	12/18/2019
2019	102	FV	723,400	0	.	.	723,400	723,400	Year End Roll	1/3/2019
2018	102	FV	658,100	0	.	.	658,100	658,100	Year End Roll	12/20/2017
2017	102	FV	590,000	0	.	.	590,000	590,000	Year End Roll	1/3/2017
2016	102	FV	590,000	0	.	.	590,000	590,000	Year End	1/4/2016
2015	102	FV	565,300	0	.	.	565,300	565,300	Year End Roll	12/11/2014
2014	102	FV	537,800	0	.	.	537,800	537,800	Year End Roll	12/16/2013
2013	102	FV	537,800	0	.	.	537,800	537,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
MICHELON RICHAR	42797-11	5/14/2004	493,000 No No
MODERN CONTINEN	33318-176	7/25/2001	429,900 No No 4

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Measured	DGM	D Mann
2/5/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good													
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:													
Foundation: 1	- Concrete			A 3QBth: 1	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good													
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: WHITE				A Kits: 1	Rating:													
View / Desir: N	- NONE			Fpl: 1	Rating: Very Good													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: C+	- Average (+)			CONDOS INFORMATION				RESIDENTIAL GRID										
Year Blt: 2001	Eff Yr Blt:				Location: I	- Interior	1st Res Grid				Desc: Line 1	# Units: 1						
Alt LUC:	Alt %:				Total Units: 1	FY LR DR D K FR RR BR FB HB L O												
Jurisdict:	Fact: .				Floor: 1	- 1st Floor												
Const Mod:				% Own: 4.929999828	Name:													
Lump Sum Adj:				DEPRECIATION				REMODELING				RES BREAKDOWN						
INTERIOR INFORMATION				Phys Cond: VG	- Very Good	5.4	%	Exterior:	No Unit	RMS	BRS	FL						
Avg Ht/FL: STD				Functional:				Interior:	1	4	2	1						
Prim Int Wall: 1	- Drywall			Economic:				Additions:										
Sec Int Wall: 1	%			Special:				Kitchen:										
Partition: T	- Typical			Override:				Baths:										
Prim Floors: 3	- Hardwood			Total: 5.4	%			Plumbing:										
Sec Floors: 1	%			CALC SUMMARY				Electric:										
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 245.00	COMPARABLE SALES				Heating:									
Subfloor:				Size Adj.: 0.73192888	Rate	Parcel ID	Typ	Date	Sale Price	General:								
Bsmnt Gar: 1				Const Adj.: 1.04989493														
Electric: 3	- Typical			Adj \$ / SQ: 188.270														
Insulation: 3	- Typical			Other Features: 68140														
Int vs Ext: S				Grade Factor: 1.10														
Heat Fuel: 2	- Gas			NBHD Inf: 1.29999995														
Heat Type: 3	- Forced H/W			NBHD Mod: 1.00														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100				Adj Total: 797970														
Solar HW: NO	Central Vac: NO			Depreciation: 43090	Juris. Factor:		Before Depr:	269.23										
% Com Wall:	% Sprinkled: 100			Deprecated Total: 754879	Special Features: 0		Val/Su Net:	263.12										
					Final Total: 754900		Val/Su SzAd:	291.81										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.A-0003-0016.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				